

Donald R Walker Jr.
True Vision Realtors
450 East Main St
Hummelstown, Pa 17036

Dear Mr. White, 9/07/2018

Considering your request to sell your house located at 7803 Sunset Dr. in West Hanover township, I have come up with a Comparative Market Analysis for what I believe you could sell your house for and its value. Due to its deteriorated condition and environmental issues I would suggest you sell it "as is" and market it toward a renovator or a "flipper". It needs considerable work to make it habitable and correct the environmental issues some of which are unknown. We could list it as such or maybe better sell it at auction, again "as is". Below are estimates costs for which are known defects. Mentioned are unknown.

Necessary Visible Repairs and Unknowns

1. Roof and gutters	\$21,000
2. Siding	\$11,000
3. Windows, doors	\$12,000
4. Interior remodel, baths, kitchen (minimum)	\$32,000
5. Remove Debris – 4 cont and labor to clean out	\$6,000
6. Remove collapsed septic tank, system	\$9,000
7. Landscaping, tree removal	\$4,000
8. Remediate basement mold and water damage	?
9. Remove underground oil tank – possible leak	?

Houses in this market: 3 bedroom, 1 ½ bath, garage, ½ acre, will sell for between \$140,000 to \$183,000 in the current market. However, these houses are habitable and may require minimal work. The current market value of 7803 Sunset Dr. in its condition is between \$43,000 and \$55,000. We could start at higher number but realistically the value is in the location and the land itself. If you want a more in-depth evaluation I would suggest you get firm pricing for the renovations, oil tank removal, and an environmental inspection to remediate the overwhelming mold problem in the basement.

Attached are photos of the areas of concern, some of which should be addressed before we start processing. Thank you for your interest in having me represent you. If you have any questions, please call.

Sincerely,



Don Walker

717-648-2587

DONALD WALKER
TrueVision, REALTORS
Office Ph: (717) 925-9095
Ph: (717) 648-2587



Parcel Client 360 Property Report

7803 Sunset Dr, Harrisburg, PA 17112-3860

West Hanover Twp

Tax ID 68-033-059-000-0000

Public Records



Summary Information

Owner:	Norman E & Alberta White	Property Class:	Residential
Owner Address:	7803 Sunset Dr	Annual Tax:	\$2,615
Owner City State:	Harrisburg, Pa		
Owner Zip+4:	17112-3860		
Owner Occupied:	No		
Owner Carrier Rl:	C097		

Geographic Information

County:	Dauphin, PA	Census:	
Municipality:	West Hanover Twp		
High Sch Dist:	Central Dauphin		
Tax ID:	68-033-059-000-0000		

Assessment & Tax Information

Tax Year:	2018	Annual Tax:	\$2,615	Total Land Asmt:	\$24,800
County Tax:	\$754	Taxable Bldg Asmt:	\$79,600	Total Bldg Asmt:	\$79,600
Municipal Tax:	\$131	Water District:	0	Total Asmt:	\$104,400
School Tax:	\$1,730			Taxable Total Asmt:	\$104,400
Fire District:	0			Garbage District:	0
Light District:	0				

Lot Characteristics

County Desc:	Primary Site	Acres:	0.57
		Roads:	Unpaved
		Topography:	Above Street

Building Characteristics

Total SQFT:	1,674	Bed Rooms:	3	Basement Type:	Full
Residential Design:	1 Story	Full Baths:	1	Garage Type:	Att/BuiltIn/Bsmt
Stories:	1.00	Total Baths:	1.1	Water:	Well/Pvt
Avg Grd Fin SQFT:	1,674	Family Room:	0	Sewer:	Other
Part Baths:	1	Total Fixtures:	2	Year Built:	1965
Porch/Deck:	Patio	Exterior:	Frame	Total Below Grade	1,092
		Residential Units:	1	SQFT:	
		Att Grd SQFT:	600		

Codes & Descriptions

Land Use:	R01 1 Story
County Land Desc:	Primary Site



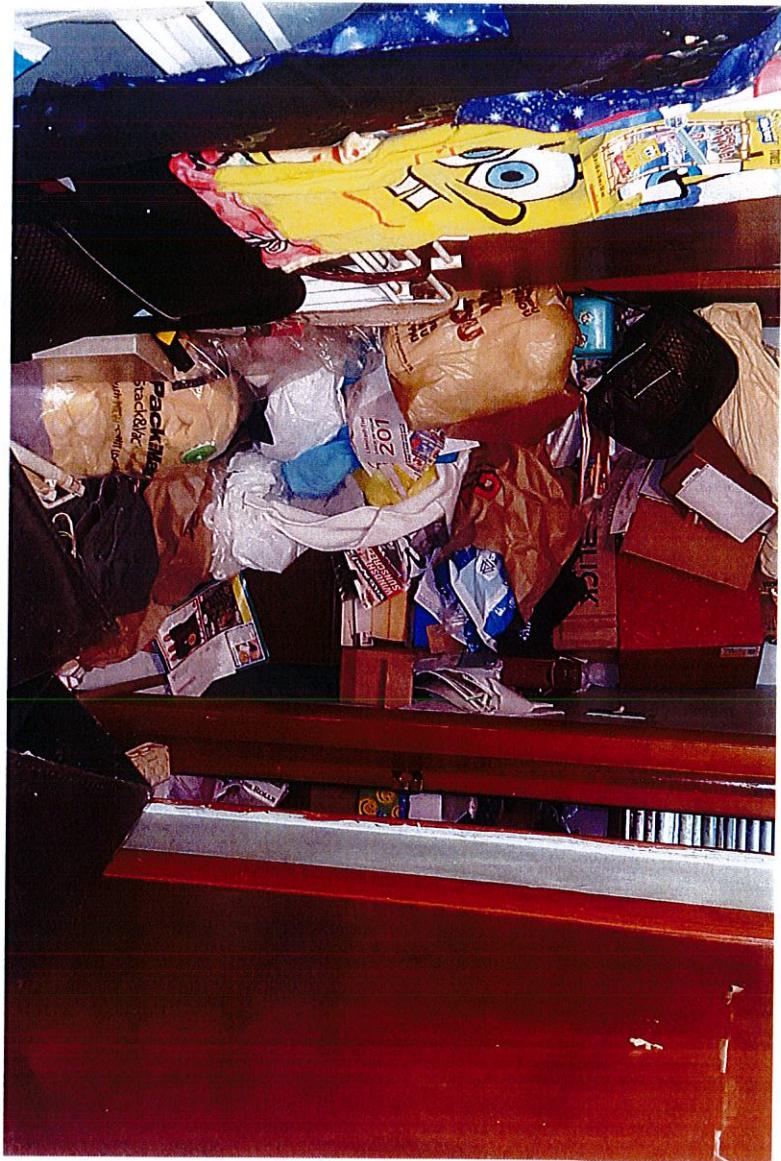
FRONT



LIVING ROOM

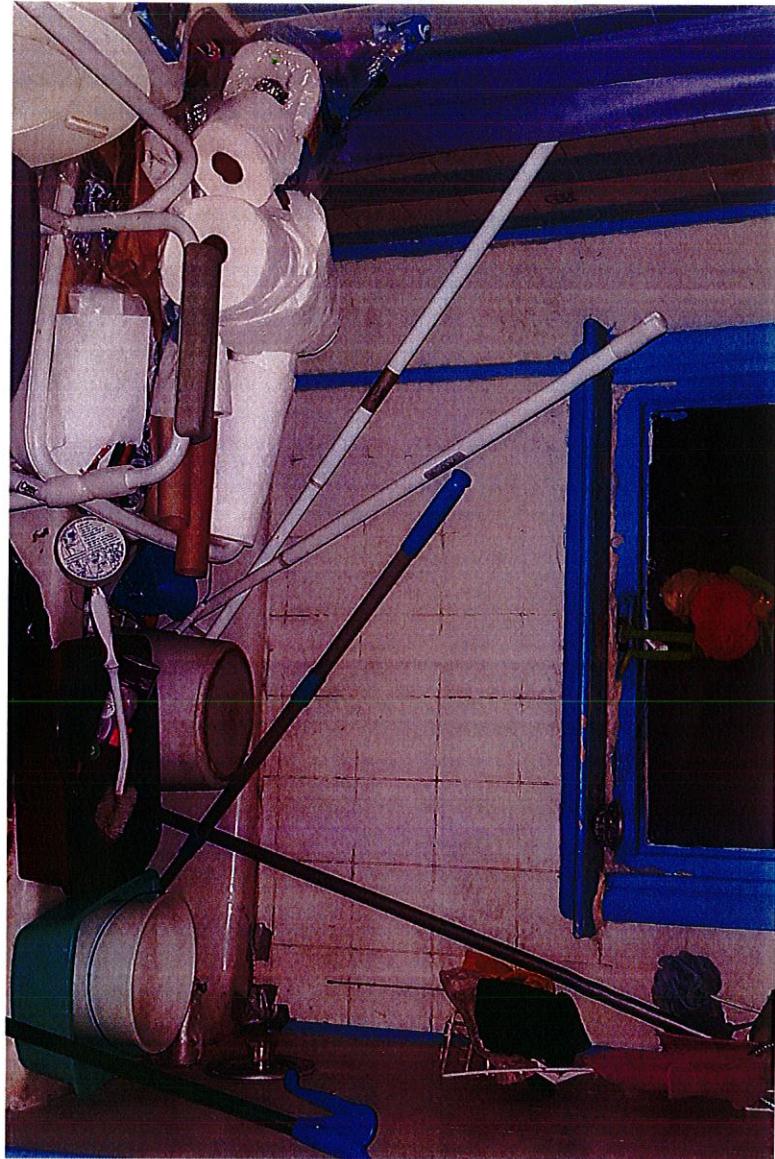
KITCHEN

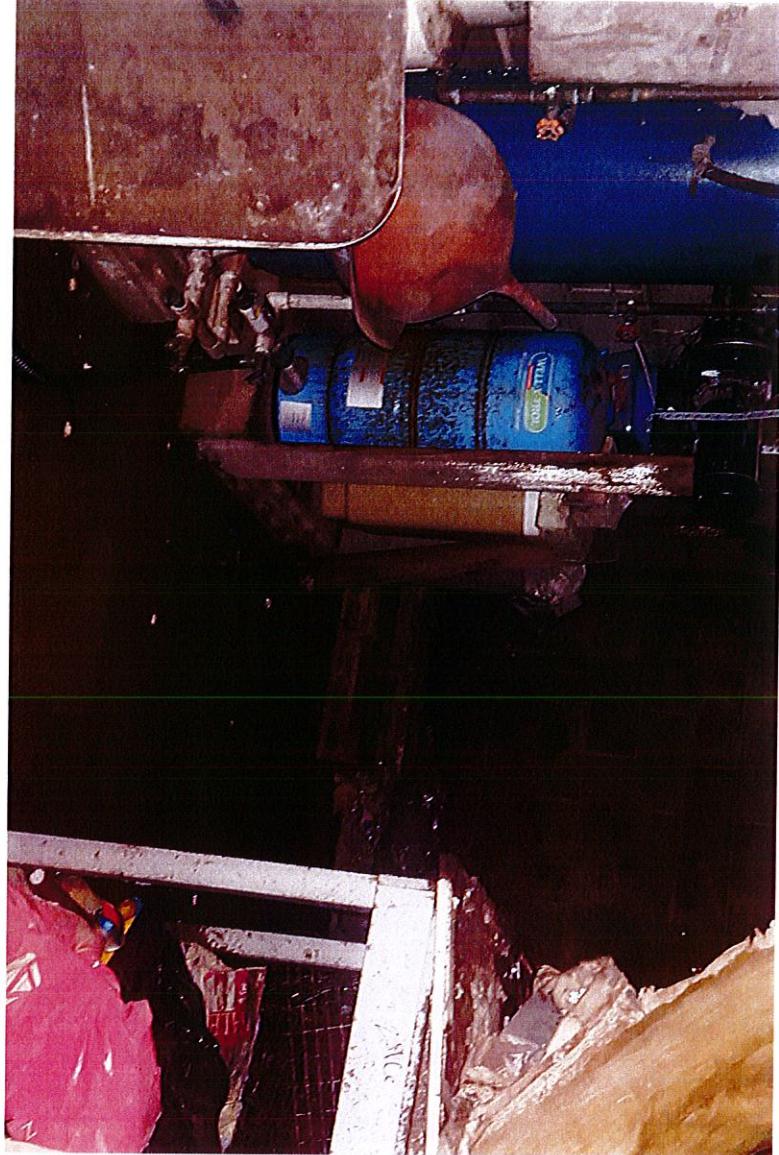




HALLWAY

BATHROOM



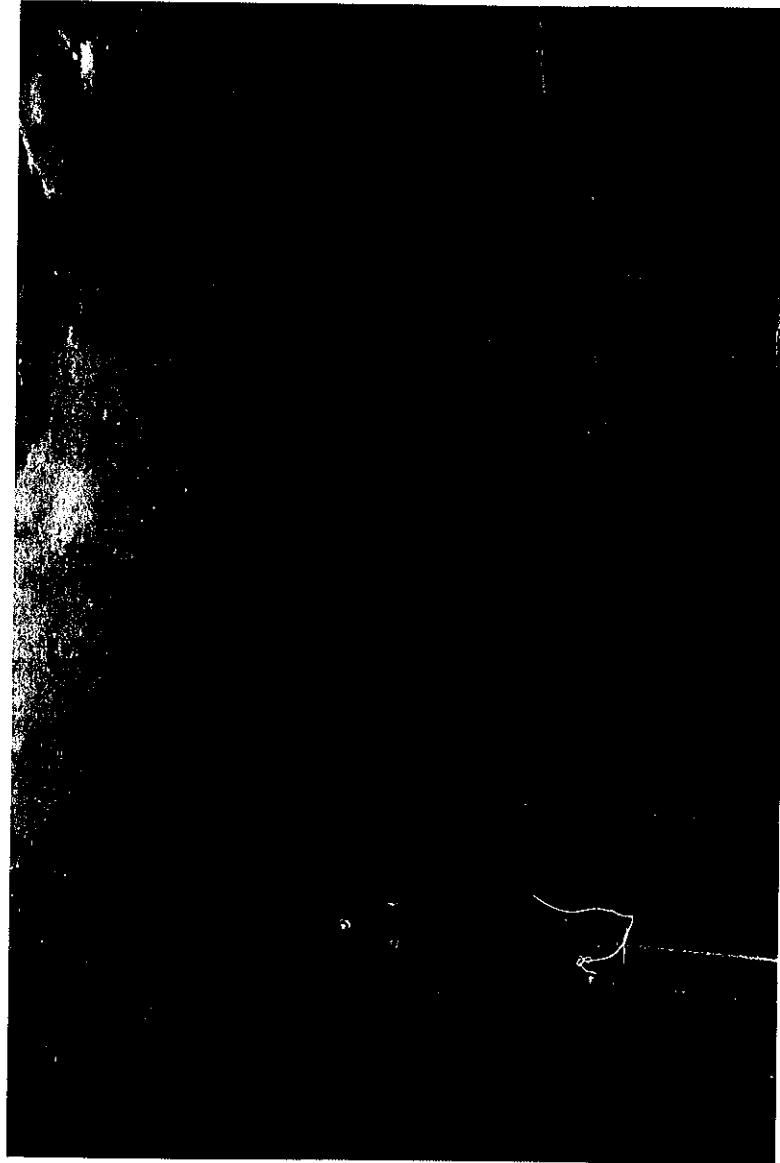


BASEMENT
1

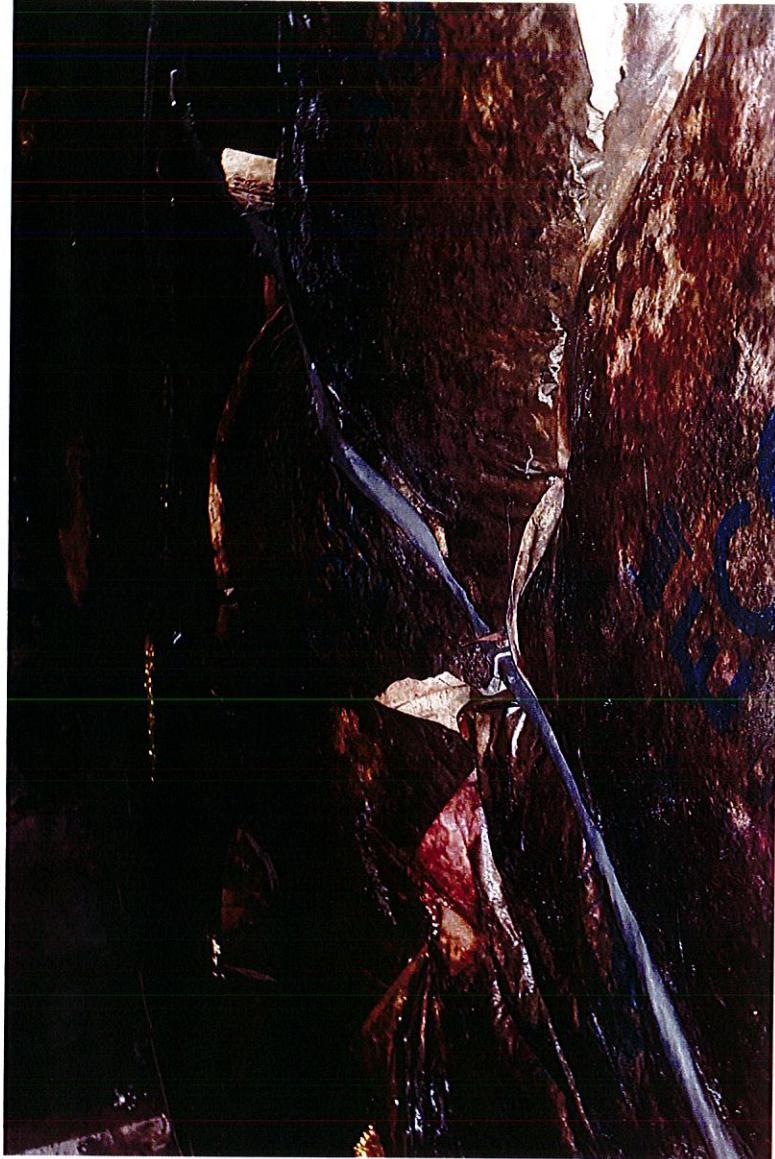


BAS
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2

BASMENT
2



BASEMENT MOLD CEILING





YARD



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